

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
January 28, 2009**

The regularly scheduled meeting of the Ross Township Planning Commission meeting on **January 28, 2009** was called to order by **Chairman Lauderdale** at approximately 7:00 P.M. at the Ross Township Hall

ROLL CALL OF MEMBERS

Those present were: Jim Lauderdale
 Robb Blain
 Russell Fry
 Sandra Kiger
 Garry Lane
 Diana Langshaw
 Jeff Price

Absent was: None

Also present were: Rebecca Harvey, Planning Consultant
 Bruce Dean, AGS

APPROVAL OF AGENDA

On motion by Langshaw seconded by Lane the agenda was unanimously approved

APPROVAL OF MINUTES for November 19, 2008

On motion by Fry seconded by Blaine the minutes of **11/19/2008** were unanimously approved with the following change:

1. Page 3, paragraph 6: change “commeasured” to “commensurate”

PUBLIC COMMENT on non-agenda items - None

OLD BUSINESS

- 1) **Ross Township Zoning Ordinance #180 – Discussion of the change from R-2 to R-1, Schedule 10**

Lauderdale referred to the motion regarding the lot coverage (11/19/2008 – Page 4, Paragraph 9). He asked for any further discussion, and stated that the Township Board is aware of the proposed language change. There was no further input on the matter from the members.

2) Discussion of Master Plan and Zoning Ordinance – new wording

Lauderdale referred to the discussion from the previous meeting (11/19/2009 – Page 4, Item 2). There was no further input on the matter from the members.

3) Draft: Revised Ordinance for docks

Price summarized the 9-point draft document he had prepared, and there was discussion of the draft language distributed at the meeting, with reference to MDEQ documentation that had been attached. There was consensus on numerous potential modifications to the draft language.

Lane moved that the proposed dock language, as modified based on discussion, be prepared and made part of the upcoming public hearing at the next regular meeting for which requirements for public notice can be met. Price seconded, and the motion was unanimously approved.

NEW BUSINESS

1) Establish Public Hearing on proposed change in Zoning Ordinance #180 – Lot Coverage

Langshaw moved that the proposed amendment be scheduled for public hearing at the next regular meeting for which requirements for public notice can be met. Lane seconded, and the motion was unanimously approved.

2) Establish Public Hearing on proposed changes to the Master Plan and Zoning Ordinance

Harvey described that the noticing requirement for the master plan are distinct from the noticing for the ordinance amendments. The plan amendments require the same process as the master plan itself, including distribution to the County and adjacent communities. She then suggested that the draft language be sent to the Township Attorney for review prior to publication for a public hearing.

Langshaw moved to authorize Harvey to forward proposed amendments to the master plan to the Township Attorney for review and comment. Fry seconded, and the motion was unanimously approved.

- 3) **Planning Commission meeting dates**
- 4) **Proposed Planning Commission Bylaws**
- 5) **Planning Commission Ordinance**
- 6) **Form of the Planning Commission Annual Report to the Twp Board**

There was discussion of changing the meeting dates, the proposed by-laws (separate examples proposed by Harvey and Attorney Rolfe), the proposed Planning Commission Ordinance, and the form of annual reporting to the Township Board.

Langshaw moved that Fry be approved as Secretary, serving through the end of the current fiscal year (03-31-2009). Lane seconded, and the motion was unanimously approved.

Price moved to change the regular meeting date for PC meetings to the 4th Monday, effective with the February meeting (02-23-2009). Langshaw seconded, and the motion was unanimously approved.

Fry moved that the by-laws proposed by Attorney Rolfe, as attachment to letter dated 12/02/2008, be approved with one change: Section 3.4 Agenda/Order of Business, the tenth bullet point be changed from "Members Time and Township Attorney Time" to "Members, Consultants and Advisors Time". Lane seconded, and the motion was unanimously approved.

Blaine moved that the following dates be established as the Planning Commission Meeting Schedule for fiscal year 2009-2010, per preceding discussion:

04-27-2009; 05-18-2009; 06-22-2009; 07-27-2009; 08-24-2009; 09-28-2009;
10-26-2009; 11-23-2009; 12-28-2009; 01-25-2010; 02-22-2010; 03-22-2010

Lane seconded, and the motion was unanimously approved.

7) Fiscal year draft budget – Report

The budget, based on previous years, is under consideration by the Township Board

8) Fiscal year election of PC officers – Propose February

There was general discussion on no action on this agenda item.

REPORTS

ZBA

Next meeting 02/04/2009.

Township Board

Langshaw stated that a new fire truck is under consideration based on current safety requirements. Millage and/or general fund will be utilized for the purchase, not to exceed \$210,000.

Jackie Whitney will not be returning to work following her back surgery; Mary Carol Wilkins will be filling the role for the time being.

Workshops

No report.

COMMISSIONER COMMENTS - none

Fry asked about any plans for joint PC and TWP Board meeting. Lauderdale will work to make arrangements.

ADJOURNMENT

On motion by Blaine seconded by Fry and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS